

Wind Energy Ad-hoc Committee Recommendation Summary

These recommendations were compiled from meeting minutes by Committee member Steve Robery following the 3/11/11 Ad-hoc meeting and amended following the final Ad-hoc Committee meeting on 3/21/11.

Note: This revised version of the Lee County Ad-Hoc Committee WECS recommendations has been re-organized in order to better track with the DRAFT Ogle County WECS performance standards currently under review by the Lee County Zoning Board.

The RED text below refers to the most applicable section of Ogle County Document. The Black text items are the recommendations made as a result of the Lee County Ad-hoc Committee review of the Special Use Conditions.

Ogle County Reference: II. INFORMATION REQUIRED (pgs 2 and 3)

Topographic Map /Application Requirements

The Zoning Board should review the application requirements currently included in the Wind Energy Systems Ordinance 10-15-15. Consideration should be given to requiring additional specific information regarding the proposed wind farm at the petition stage rather than the permit stage. This includes: general description of the project including total generating capacity, equipment manufacturer and type, size, number and model of the proposed WECS units; proposed turbine locations rather than merely identifying the affected parcel; location of all residences and residential zoned properties within 2 miles of the proposed development; all proposed setback dimensions; proposed locations of all substations included in the project; proposed utility line locations and utility interconnection details; proposed locations of access roads; **topographic site information** of subject properties and adjacent properties; locations of all known drain tile; and a description of public roads to be used as haul routes for the construction of the project. **(submitted by Mark Wagner 3/11/11 via memorandum)**

The petitioner shall provide the Zoning Administrator a topographical map including the project site and surrounding area prior to the approval of the special use application. **(Robery 3/21/11-pg 10)**

Recommended Affidavits of property owners acceptance of decommissioning responsibility **(Robery 3/21/11-pg 10)**

Expansion of property owner notification requirements **(Robery 3/21/11-pg 10)**

Ogle County Reference: II. INFORMATION REQUIRED Part C. digital graphical information (pg. 3)

Additional Conditions for Special Use - (Initial discussion 12/2/10)

1. Access easement: recommend that they be logged into County GIS. **(Pratt 12/2/10-pg 12)**

Ogle County Reference: III. Design and Installation A. Conformance with Approved Application and Plans (pg 4)

Additional Conditions for Special Use - (Initial discussion 12/2/10)

5. Compliance with Ordinance

Recommendation that this be removed because it is automatic (Henkel: 12/2/10-pg 15 & 3/21/11-pg 2)

Ogle County Reference: III. Design and Installation A. Conformance with Approved Application and Plans Part 4.i. (pg 4)

Engineer's Certificate - (Initial discussion 12/2/10)

Recommendation that last sentence be removed regarding self supporting tubular towers. Suggested moving to a more appropriate section – perhaps the section on tower height (Pratt: 12/2/10- pg 7)

Recommendation to leave paragraph on Engineer's Certificate in. (Fassler: 3/11/11- pg 16)

Ogle County Reference: III. Design and Installation A. Conformance with Approved Application and Plans –Part 7 (pg 5)

Certificate of Contracts - (Initial discussion 12/2/10)

Recommended that it remain as-is (Conderman: 12/2/10- pg 8)

Recommended that it remain as-is (Henkel/Conderman- 3/11/11-pg 16)

Ogle County Reference: III. DESIGN AND INSTALLATION D. Electrical Components (pg. 6)

Aesthetics 4: Intra-project Power and Communication Lines:

All power lines used to collect power from individual turbines and all communication lines that are to be buried should be at a depth consistent with local utility and telecommunications underground line standards until the same reach the property line or substation adjacent to the property line . A variance is required through the Zoning Board of Appeals for all overhead transmission lines to be installed before the substation and shall follow local utility standards for pole height and design. (Pratt: 11/18/10-pg 7)

Fire - (Initial discussion 11/18/10)

Recommendation to remove part b. reference to twisted cable. (Pratt: 11/18/10-pg 8)

Ogle County Reference: III. DESIGN AND INSTALLATION E. Color (pg 6)

Aesthetics - (Initial discussion 11/18/10)

Aesthetics 1: Coatings and Colorings

Delete reference to black blades (Wagner: 11/18/10-pg 5)

Ogle County Reference: III. DESIGN AND INSTALLATION F. FAA Compliance (pg. 6)

also

Ogle County Reference: IV. OPERATION G. Lighting Requirements (pg 12)

Aesthetics 3: Lighting

Projects shall use minimal lighting. No tower lighting other than normal security lighting shall be permitted except as a minimum required by the FAA. The net effect of that lighting shall be to minimize the effect to the night sky. **(Pratt 11/18/10-pg 6)**

For all WECS that are required to be lighted by the FAA, lights shall meet FAA requirements at the lowest intensity allowed. In addition, the best available technology that is approved by the FAA to limit impacts on the night skies should be used. This includes lights that are only activated when aircraft is approaching (AVWS- Audio Video Warning System) or other available and approved technology that accomplishes the same result. Any available and approved technology that limits emission of the lights in the downward direction, so as to minimize impacts to those at ground level, shall also be implemented.
(submitted by Mark Wagner 3/11/11 via memorandum)

Any available and FAA approved technology that limits emission of the lights in the downward direction (i.e. shields), so as to minimize impacts to those at ground level, should also be implemented. **(Robery: 3/11/11-pg 13)**

Ogle County Reference: III. DESIGN AND INSTALLATION F. FAA Compliance (pg. 6)
Additional Conditions for Special Use - (Initial discussion 12/2/10)
6. FAA lighting (see also Aesthetics Item 3)

Recommend removal of this condition **(Henkel, Pratt 3/21/11-pg 3)**

Ogle County Reference: III. DESIGN AND INSTALLATION I. Setbacks (pgs 6 and 7)
Ogle County Reference: III. DESIGN AND INSTALLATION J. Other Setbacks (pg 7)

Setback Requirements

Recommendations submitted to the Properties Committee on 8/10/11 have not been discussed by this committee. Recommendation to review these previously submitted recommendations.
(Wagner 1/25/11-pg 20&21)

Committee was presented with setback recommendations made by various experts. **(Robery 3/11/11)**

Committee was presented with three documents outlining recommendations submitted to the Properties Committee on 8/10/10 by Lee County Informed, The Informed Farmers Coalition and Mark Wagner Recommendation to review these previously submitted recommendations.
(Robery 3/11/11)

Maintain 1400 foot residential setback or 3.3 times the height of the turbine, whichever is greater.
(Conderman 3/21/11-pg 6)

Minimum setback of 5000 ft. to the property line of a parcel containing a residence.

Minimum setback of 2 miles from designated natural and historic areas.

Minimum setback of 1.5 miles from churches, public parks, recreational areas, schools, cemeteries and nursing homes.

Minimum setback of 1.5 miles from municipalities unless the municipality has its own zoning ordinance regulating WECS placement.

Minimum setback of 2-3 times the height of the turbine from the property line of the host property and a similar setback from power and communication lines.

(Robery 3/21/11-pg 6)

Recommendation for a setback of 2640 ft. from any residence, similar to Ogle Counties draft WECS ordinances. **(Pratt 3/21/11-pg 7)**

Recommendation to further review the Ogle County setback requirements as stipulated in their draft WECS ordinances. **(Pratt 3/21/11-pg 7)**

Ogle County Reference: III. DESIGN AND INSTALLATION L.1. Use of Public Roads (pg. 8)

Dust Control - (Initial discussion 12/2/10)

Recommendation that this is adequately covered in the Road Agreement **(Henkel 12/2/10-pg 3)**

Deferred to County Highway Engineer **(Conderman 12/2/10-pg 3)**

Recommended that it be left as-is **(Robery: 3/11/11-pg 15)**

Ogle County Reference: III. DESIGN AND INSTALLATION L. Use of Public Roads (pgs. 7, 8, and 9)

Public Services –Roads (Initial discussion 11/18/10)

Recommendation that the ZBA and /or County Board should not approve the zoning until a satisfactory road agreement has been approved by the County Board. **(David Anderson 1/6/11- Pg 1)**

Roads: All routes on either county or township roads that will be used for the construction, maintenance, and transportation of supplies for the WECS purposes shall be identified on the site plan. All routes for either egress or ingress need to be shown. The routing shall be subject to the approval of the designated Lee County Engineer in coordination with the township road commissioners. The developer shall provide and complete a preconstruction baseline survey to determine existing road conditions for assessing potential future damage due to development related traffic. If any damage or change to the roadways will occur a Road Use Agreement must be entered into approved by the County Engineer. The applicant shall provide a road repair plan to ameliorate any and all damage, installation or replacement of roads that might be required subject to the approval of the County Engineer. The Applicant shall provide cash or an escrow account in an amount and form approved by the highway/roadway official(s) and approved by the County Board sufficient to cover all potential future damage. Any road construction and repair shall be completed in accordance with recognized standards for road construction and are subject to the approval of the County Engineer. If the Lee County Highway Engineer determines at any time that any road construction or repairs have not been completed in accordance with these recognized standards, the Applicant will be responsible for correcting the work to the satisfaction of the Lee County Highway Engineer. If any vehicle will exceed the maximum allowable weight limit to a roadway such will only be permitted upon the entry of a road use agreement recommended by the County Engineer and approved by the County Board. **(Mark Wagner 1/6/11-Exhibit A attached to minutes)**

The existing Ordinances for Wind Energy Conversion Systems should be amended to **include a requirement that Road Agreements be executed for the construction, maintenance and repair of all roads to be used in the development of the project** under the jurisdiction of the County Engineer and appropriate Township Supervisors. Preliminary draft agreements, agreed to by the County Engineer and appropriate Township Supervisors, should be included as part of the approval process for Special Use Petitions, and with the final

agreement signed by all parties following approval of the Special Use Petition by the County Board. The ordinance should further specify that additional road agreements will be required for any expansion of the wind farm and for the decommissioning phase. **(submitted by Mark Wagner 3/11/11 via memorandum)**

The existing wind ordinances should be amended to include a requirement that Road Agreements be executed for the construction, maintenance and repair of all roads to be used in the development of the project. **(Robery: 3/11/11- pg 14)**

The ordinances should specify that the County Board must approve the Road Agreement at the same time as the Zoning. **(Pratt: 3/11/11-pg14)**

Ogle County Reference: III. DESIGN AND INSTALLATION M. Repair of Drainage Facilities (pg. 9)
Drainage Repair - (Initial discussion 12/2/10)

Add repair to original condition or better **(Wagner 12/2/10-pg 7)**

Repairs to any public or private drainage facilities should be completed within one month of the detection of the fault or as otherwise agreed to by the owner of the drainage facility.
(submitted by Mark Wagner 3/11/11 via memorandum)

How is this monitored? Should it indicate that it must be acceptable to the landowner? **(Pratt: 3/11/11-pg 15)**

Recommendation to leave paragraph on Drainage Repair in. **(Henkel: 3/11/11- pg 16)**

Ogle County Reference: III. DESIGN AND INSTALLATION N. Control of Storm water, Siltation, and Erosion (pg. 9)

Sewer and Water - (Initial discussion 12/2/10)

Deferred to County Health Department **(Conderman 12/2/10-pg 6)**

Recommended that this section be removed **(Conderman: 3/11/11- pg 15)**

Ogle County Reference: IV. OPERATION A. General Operational & Maintenance Requirements (pg 10)
Aesthetics - (Initial discussion 11/18/10)

Add that turbines must be kept in a reasonable condition. **(Fassler: 3/11/11-pg 13)**

... to the satisfaction of the County (appropriate County authority). **(Robery: 3/11/11-pg 13)**

Turbines need to be maintained. **(Conderman: 3/11/11-pg 13)**

Outside professionals should be contracted, responsive to the county, paid for by the permit holders, not only for initial construction, but for regular review, no less than annually to insure that standards are met before approved to operate and that standards continue to be met throughout the life of their operation. Annual administrative fee based on actual costs should be assigned to each wind tower to insure that funds are available for oversight. . **(Lee County citizen via memorandum submitted by committee member Robery: 3/21/11- pg 1 and attachment)**

Paint chipping or other deterioration should be covered under the existing County nuisance ordinance and enforced with a daily fine. **(Lee County citizen via memorandum submitted by committee member Robery: 3/21/11-pg 1 and attachment)**

Ogle County Reference: IV. OPERATION B.2. Maintenance (pg. 11)

Additional Conditions for Special Use - (Initial discussion 12/2/10)

- 2. Appurtenances:** recommendation that owner should be required to get permission from the Zoning Board of appeals for any such appurtenances. **(Wagner 12/2/10-pg 13)**

Add wording that no appurtenances associated with the wind tower operation shall be added without approval of the appurtenance by the Zoning Board of Appeals.

(submitted by Mark Wagner 3/11/11 via memorandum)

Substantial improvements/changes to the turbine should also be addressed here. (ex: increase in tower height or blade length). **(Pratt: 3/11/11-pg 18)**

Ogle County Reference: IV. OPERATION C. Interference (pg 11)

Additional Conditions for Special Use - (Initial discussion 12/2/10)

7. Signal Interference

Recommendation that everyone that will be affected by signal disruption should be notified in advance of the problem. **(Wagner 12/2/10-pg 14)**

Recommendation that it should not be allowed to occur to the adjacent landowner unless the adjacent land owner has agreed to it. **(Wagner 12/2/10-pg 14)**

Recommendations that studies be required to predict the problem so that ways to mitigate can be determined **(Wagner 12/2/10-pg 14)**

Recommendation that everyone within a wind farms footprint should be notified of possible problems prior to construction and of what can be done to remedy the problem **(Pratt 12/2/10-pg 14)**

Recommendation that complaints be made to a third party to ensure problem is being satisfactorily resolved **(Pratt 12/2/10-pg 15)**

As part of the petition and approval process, a study should be completed by a third party independent consultant to predict the impacts on digital and analog communications. The WECS should be positioned to minimize/eliminate the disruption of these various communication signals. Any problems must be mitigated by providing a replacement signal to the affected party that will restore reception to at least the level that existed prior to the operation of the WECS or otherwise to the satisfaction of the affected party. All property owners within two miles of the nearest WECS shall be notified of potential problems prior to construction and shall be informed of potential mitigation techniques and complaint resolution procedures. **(submitted by Mark Wagner 3/11/11 via memorandum)**

Recommendation to revise the condition to state that the disruption in television/radio signal or other communication interference should not be allowed unless approved by the affected property owner. If interference does occur, the wind company should restore the signal to equal or better quality. **(Robery: 3/11/11-pg 19)**

Ogle County Reference: IV. OPERATION D. Coordination with Local Fire Protection Districts (pg. 11)
Fire - (Initial discussion 11/18/10)

Coordination with Local Fire Departments is needed including circulating current phone numbers.
(Fassler: 3/11/11-pg 15)

Additional Conditions for Special Use - (Initial discussion 12/2/10)

3. Coordination with rescue authorities

Accepted as-is. (Conderman 12/2/10-13)

Move to section on Fire. (Conderman 3/11/11-pg 18)

Ogle County Reference: IV. OPERATION E. Materials Handling, Storage and Disposal (pgs. 11 and 12)

Waste Management - (Initial discussion 11/18/10)

1. Solid Waste. Accepted as- is (Fassler: 11/18/10- pg 4)
2. Hazardous Waste. Accepted as-is (Bothe: 11/18/10- pg 4)

Concurred: leave Waste Management section as-is (Fassler: 3/11/11-pg11)

Ogle County Reference: IV. OPERATION F. Shadow Flicker (pg 12)

Additional Conditions for Special Use - (Initial discussion 12/2/10)

4. Shadow Flicker (topic originally presented 1/6/11)

The word “petitioner” should be changed to “current owner”. (Fassler: 3/11/11-pg 18)

This section should be moved behind the setback provision. Shadow flicker should be its own section.
(Pratt: 3/11/11-pg 18)

Shadow Flicker to be discussed more later. (Conderman: 3/11/11) (See page 9)

Shadow Flicker - (Originally presented 1/6/11)

Presentation made on 1/6/11 (Tom Dishno)

The existing Ordinances for Wind Energy Conversion Systems should be amended to require a shadow flicker study be provided by an independent third party qualified professional. The ordinances should further require that shadow flicker should not be allowed on any non-participating property without written approval and shall not be allowed on public roadways. (submitted by Mark Wagner 3/11/11 via memorandum)

Recommendation to limit shadow flicker to a certain amount of hours per year (Pratt 3/21/11-pg 5)

Recommendation for 30 hours of shadow flicker per year (Bolin 3/21/11-pg 5)

Shadow flicker for non-participants is not acceptable since the wind company should be able to design their farm so that shadow flicker does not affect non-participants Recommendation to limit shadow flicker to a certain amount of hours per year. (Pratt 3/21/11-pg 5)

There should be no shadow flicker on anyone's home unless the home owner allows it. Shadow flicker should not be allowed to occur anywhere on a property containing or having the potential to contain occupied residences unless a written waiver is provided by the property owner. **(Robery 3/21/11-pg 5)**

No shadow flicker should be allowed on properties containing churches schools cemeteries or nursing homes. **(Robery 3/21/11-pg 5)**

Shadow flicker should not be allowed on public roadways. **(Robery 3/21/11-pg 5)**

Ogle County Reference: IV. OPERATION I. Advertising Material and Signage (pgs. 12 and 13)

Signage - (Initial discussion 11/18/10)

High voltage signage - accepted as- is **(Fassler: 11/18/10- pg 4)**

No signage allowed including manufacturers name. **(Robery: 3/11/11-pg 11)**

No advertising paid or otherwise but manufacturers name allowed. **(Conderman: 3/11/11-pg 11)**

Reference should be made to the County Sign Ordinance with permits required. If the identification plate is no larger proportionately than that located on a tractor or combine or the manufacturers/owners identification plates on a school bus (which is proportionately similar to a turbine nacelle), no sign permit would be needed. The Board should consider the density of "billboard" signage as a relevant issue if larger nameplates are desired. **(Lee County citizen via memorandum submitted by committee member Robery: 3/21/11-pg 1 and attachment)**

Aesthetics 5 (NEW):

No paid advertising shall be permitted on any part of the wind turbine. **(Fassler: 11/18/10-pg 7)**
See also comments under Signage above.

Ogle County Reference: IV. OPERATIONS L. Noise (pgs 13 and 14)

Noise Standards - (Originally presented 1/6/11)

Presentations made on 1/6/11 **(Tom Dishno)** and 2/23/11 **(Leslie Frank)**

Additional information provided by committee member **Robery** on **3/11/11**

Recommendation that wind company be required to be in compliance with the Illinois Pollution Control Board **(Conderman 3/21/11-pg 4)**

Recommendation that the County develop its own noise standards for WECS including a maximum increase over night-time ambient noise levels of 5 dBA, the use of C-weighted criteria, and noise monitoring and enforcement standards. **(Robery 3/21/11-pg 4)**

Recommendation that the Zoning Board further review the noise requirements developed by Ogle County and included in their draft WECS ordinances including sound level limits for different parts of the day **(Pratt 3/21/11-pg 4)**

Ogle County Reference: VI. DECOMMISSIONING PLAN (pgs 14 & 15)

Decommissioning- (Initial discussion 12/2/10)

There is nothing in the present conditions that states that a turbine that has not been producing electricity for a certain period of time has to be removed. **(Fassler 12/2/10- pg 11)**

Pfeifer understands the current condition to mean that the security money should stay for the removal of the improvement and should not be released during the entire term of the special use, until those improvements are removed **(Pfeifer 12/2/10-pg 11)**

Recommendation to have a structural engineer come out every 5 years to evaluate value of turbines... scrap value and decommissioning cost ... the difference between the two would result in a security bond pledged by the developer/owner to the satisfaction of the county . **(Bolin 12/2/10-pg 11/ Fassler-Pratt agreement -pg 11)**

Recommendation to log into GIS system **(Pfeifer: 12/2/10-pg12)**

The existing Ordinances for Wind Energy Conversion Systems should be amended to require a decommissioning plan that covers the entire life of the wind turbine project from construction to removal of the turbines when they are beyond their useful life. The decommissioning clause should specify that the decommissioning process shall be initiated after a period of non-use not to exceed 6 months and that the removal shall be completed within 90 days. It should further specify that **funds equal to the estimated cost to remove the WECS prior to the consideration of any salvage value** be provided by the wind developer at the beginning of the project and be placed in an escrow account held by the county for the duration of the project. **(submitted by Mark Wagner 3/11/11 via memorandum)(Robery 3/21/11-pg 9)**

Need a legal document for every lease agreement verifying that the landowner has knowledge that it is their responsibility to remove the turbine at the end of the lease. **(Fassler: 3/11/11-pg 16)**

Recommendation to consult State's Attorney Henry Dixon. **(Conderman: 3/11/11-pg 17)**

If the wind company is still in operation at the time of decommissioning, then it is the company's responsibility to remove the turbines. A provision should be added that explains what should be done if finances are not there to decommission. **(Henkel 3/21/11-pg9)**

Independent evaluations on scrap value begin at 10 years and every five years after that. **(Henkel 3/21/11-pg9)**

Establish an escrow account for decommissioning paid for by responsible parties including the wind energy company and farmer/landowner. Establish a statement of liability applicable to first persons and all heirs and assignees to go with land transfer if it is with the farmer/landowner or with subsequent wind farm owners upon sale or transfer. Decommissioning Costs are likely significantly higher if there is no advantage of multiple towers being decommissioned at the same time. "Economies of scale" are lost when you make individual

farmers responsible for decommissioning. (Lee County citizen via memorandum submitted by committee member Robery: 3/21/11-pg 1 and attachment)

Ogle County Reference: VIII. HOME SELLER PROTECTION PROGRAM (pgs 15, 16, 17, AND 18)

Additional Conditions for Special Use - (Initial discussion 12/2/10)

8. Property Values

Problem with “Petitioner has provided evidence” wording. Needs to be reworded (Wagner 12/2/10-pg 16)

Recommendation that appraisers, not assessors should be specified in this section (Wagner 1/25/11- pg 19)

Recommendation to consider revising wording requiring that qualified property be contiguous on at least 2 sides (Wagner 1/25/11- pg 19)

Should be expanded to 2 miles from footprint. (Wagner 1/25/11- pg 19)

Recommendation that a new paragraph be drafted (Wagner 1/25/11- pg 20)

This provision should remain in the Conditions (Fassler 1/25/11-pg 19)

Recommendation for 5 year home protection plan (Fassler 1/25/11-pg 21)

Property Value Guarantee: The WECS application should include a plan to protect the property values of any non participating real property owner within 2 miles of a WECS tower. Prior to approval of the application, written affidavits must be provided by the applicant indicating that all non participating property owners within 2 miles of a WECS tower indicating their acceptance of the agreement. The property value guarantee shall run for the life of the wind turbine project, until the turbines have been decommissioned and removed. (submitted by Mark Wagner 3/11/11 via memorandum)

Recommendation for continued use of a “Good Neighbor Policy” (Henkel 3/21/11- pg 2)

Recommendation for a Property Value Guarantee for the life of the turbine or until the property is sold (Robery 3/21/11-pg 2 &3)

Recommendation for further review of the Home seller protection plan similar to that included in Ogle County’s draft WECS ordinances (Pratt 3-21-11-pg 3)

Ogle County Reference: XI. REMEDIES (pg 18)

Complaint Resolution: The applicant shall develop a complaint resolution process to resolve any complaints that may arise from neighboring property owners during the construction or operation of the WECS. The process may include an independent mediator or arbitrator and shall include a time limit on addressing any complaint that is received. The process shall not preclude the local government from acting on the complaint.

Permit fees should be collected by the County from the Wind developer and held in an escrow account for a period of 5 years from the operation of the turbines. Fees should be sufficient to handle costs for complaint

resolution including costs for third party independent studies on noise, shadow flicker, signal reception, property appraisals, mitigation measures etc. Any funds remaining after the 5 year period, provided that there has been a period of at least 6 months with no valid complaints, shall be refunded to the developer. **(submitted by Mark Wagner 3/11/11 via memorandum)**

A study should be conducted in advance to predict where problems are going to occur. The wind company should have to submit this as part of the petitioning process. **(Robery: 3/11/11-pg 19)**

If complaint is levied, the turbine owner must respond in 5 business days **(Pratt: 3/11/11-pg 19)**

A boundary needs to be established to determine whose complaints should be mitigated by the wind company. Need to set a parameter for the project **(Pratt: 3/11/11-pg 19)**

Complaint Resolution

Recommendation to include a Complaint Resolution provision to deal with issues such as TV interference, shadow flicker and noise including and escrow account (suggested amount \$250,000) to cover the expenses related to mitigation of complaints. Wind companies could recover the remaining funds after an agreed period of no complaints **(Robery 3/21/11-pg 4)**

Additional Conditions for Special Use - (Initial discussion 12/2/10)

9. Disputes

Recommendation for review by States Attorney **(Pratt 12/2/10-pg18)**

The ability to handle the dispute judicially should be added back into the ordinance (removed from a prior version of the Conditions). **(submitted by Mark Wagner 3/11/11 via memorandum)**
(Robery 3/21/11-pg 3)

Other Recommendations (No applicable Ogle County Reference)

Additional Placement Guidelines

Consider additional placement guidelines including the maximum number of turbines specified within a certain area, for example , 1.5 miles of any given residence (suggested limit 3) **(Robery 3/21/11- pg 7)**

The Lee County Planning commission should be consulted regarding the maximum number of turbines that should be allowed in the County. **(Robery 3/21/11- pg 7)**

Tower Height - (Initial discussion 12/2/10)

County should consider limiting the height of the blades **(11/18/10-pg 5)**

Recommendation that last sentence of the Engineer's Certificate Clause regarding self supporting tubular towers be moved to a more appropriate section – perhaps the section on tower height **(Pratt: 12/2/10- pg 7)**

The total height of the WECS tower shall not exceed 450 ft.
(submitted by Mark Wagner 3/11/11 via memorandum)